

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
City Council Chambers ~ City Hall  
July 25, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Jim Nielsen, Cindy Reardon, Brenda Green, Trevor Matson, Sheryl Martin, Ted Jerred, Jennifer Tuomela.

Commission Members Absent: None.

Staff Present: Dustin Hamilton, Development Services Director; Heath VonEye, City Engineer/Planning Manager; Natalie Buchwald, Planner; Clark Sanders, Planner; and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Jim Nielsen called the meeting to order at 7:00 p.m.

ELECTION OF CHAIR

Brenda Green nominated Jim Nielsen as Chair of the Planning Commission. Cindy Reardon seconded. There being no other nominations, the motion carried 6/0.

ELECTION OF VICE-CHAIR

Jim Nielsen nominated Cindy Reardon as Vice-Chair of the Planning Commission. Brenda Green seconded the nomination. There being no other nominations, the motion carried 6/0/1

APPROVAL OF THE MINUTES

A motion was made by Ted Jerred and seconded by Brenda Green to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of June 13, 2017. Motion carried 7/0.

17.028DP-  
DEVELOPMENT PLAN-  
Flight Zone

Natalie Buchwald presented Case No. 17.0028DP.

The owner is requesting the construction of a new 25,000 square foot trampoline park and fun zone to be located along Tanner Drive. The facility will be addressed as 4901 Tanner Drive.

The property, known as Tract B4 of the Legacy Pointe Subdivision, is 3.07 acres and was recently subdivided and zoned as C-1, General Commercial in May of this year.

The overall size of the building is around 25,000 square feet and will contain two floors consisting of a trampoline park, arcade area, laser tag area, party rooms and more. The proposed building is less than 30 (thirty) feet in height and is under the maximum height allowed in the C-1, General Commercial District which is 45 (forty-five) feet.

Significant landscaping for the lot has been proposed on the west side of the property, and on the east side of the property. The Landscape Plan will go before the Parks and Beautification Board on July 27, 2017. If the Planning Commission approves this Development Plan, the Planning Commission approval will be contingent upon approval from the Parks & Beautification Board.

Natalie said they City Planning Division received no calls from the public on the case.

Chairman Nielsen asked if there were any questions on the case. Ted Jerred

inquired when the construction was scheduled to begin. Natalie said it would be soon, as a grading permit had already been acquired from the City.

Cindy Reardon made a motion to approve said case. Brenda Green seconded the motion. Motion carried 7/0.

17.029Z-ZONING MAP  
AMENDMENT-Dave  
Bundy Addition, North  
10 ft. of Lot 1

Natalie Buchwald presented Case No. 17.029Z.

The City of Gillette Planning Division recommends that the north ten (10) feet of Lot 1 of the Dave Bundy Addition be rezoned from R-2, Single and Two Family Residential District, to A, Agricultural District, to correct an obvious zoning error.

Currently, there is a 10 (ten) foot portion of Mr. Bundy's property, running along the north lot line of what is now Lot 1 of the Dave Bundy Addition, that was included in the recent resubdivision but not included in the recent rezoning. On Mr. Bundy's behalf, the City is proposing to rezone that ten (10) strip of land so that all of Mr. Bundy's recently rezoned and resubdivided property will have contiguous zoning, and all be zoned as A, Agricultural.

The proposed Zoning Map Amendment is a "housekeeping task" that has been initiated by the City of Gillette to update our existing zoning districts to reflect the actual use of the property and to correct an obvious error as allowed by the Zoning Ordinance.

Natalie said the City Planning Division received no calls from the public on the case.

Jim Nielsen asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Ted Jerred made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 7/0.

17.030CP-  
CONDOMINIUM PLAT-  
TC-4 Condominium

Clark Sanders presented Case No. 17.030CP.

The owner is proposing to create a condominium plat for the building located at 39 Town Center Drive.

The owner, TC4 LLC, is proposing to create a condominium which is .58 acres in size on Lot 2G of the East Lakeway Subdivision. The property is located north of East Lakeway Road and East of Highway 59. The original Lot 2G was created with the East Lakeway Subdivision which was recorded in May of 2014. In September, 2014, the owner constructed a building on the lot.

The condominium plat will create two (2) separate units, Unit A, 2,619 square feet in size and Unit B, 1,843 square feet in size. The remaining area will be common area, 20,975 square feet in size, maintained by a condominium association. All utilities for Unit A and Unit B will be separate or maintained by a condominium association. Access to the TC4 Condominium is from Lakeway Road via a 24-foot Public Access Easement and from Highway 59 via a 55-foot Public Access Easement

known as Town Center Drive.

Clark said the City Planning Division received no calls from the public on the case.

Chairman Nielsen asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Cindy Reardon made a motion to approve said case. Brenda Green seconded the motion. Motion carried 7/0.

OLD BUSINESS

None

NEW BUSINESS

Chairman Nielsen welcomed the new members to the Planning Commission: Trevor Matson, Jennifer Tuomela, Sheryl Martin and Ted Jerred.

Heath VonEye said there are two cases tentatively schedule for the next Planning Commission meeting on August 8, 2017.

ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.